

ROOFING

Design Guidelines

- R1** Encourage the use of replacement materials that closely match the original roofing material in color, texture, and profile. Possible substitute materials include asphalt shingles, dimensional shingles, or cement tiles.
- R2** Use copper, lead-coated copper, terne-coated stainless steel, or terne metal when replacing a historic metal roof with in-kind materials. While copper roofs may be left unpainted, terne-metal roofs should be painted respectful of traditional roof colors. Replacement with in-kind materials is recommended in order to preserve the visual appearance of the original.
- R3** Make sure that the proportion of the seams and trim on replacement metal roofing matches that of the original. Commercial-grade architectural metal roofing systems should not be used on residential architecture, because the scale is inappropriate.
- R4** Retain ridge and hip tiles on historic tile roofs. Field tiles may be replaced with a compatible substitute material, such as a dimensional shingle in a color approximating the original. Ridge and hip tiles, however, should be reinstalled to maintain the roof's historic profile. Reinstallation of sound roof tiles and slates on smaller, secondary roof forms (porches, bay windows, etc.) is encouraged wherever possible.
- R5** Remove existing roofing material when replacing non-repairable or non-historic roofing. Removing these underlying layers will prolong the life of the roof and help restore the original profile of the roof edge.
- R6** Do not apply asphalt shingles over wood shingles. This will trap moisture and cause deterioration of the roof structure.
- R7** Base the reconstruction of any missing roof feature on historical, pictorial, and physical evidence. If such evidence is insufficient, the feature should be of a compatible new design rather than a falsely-historical or conjectural reconstruction.
- R8** New roof designs for additions or new construction should be respectful of size, scale, material, and color with the historic building and within the district.
- R9** Use the form and detailing of severely deteriorated roof features, such as cupolas and dormers, or chimneys, to create appropriate replicas.
- R10** Avoid having extensive areas of flashing visible. In some cases, portions of metal flashing may be covered by mortar or stucco.
- R11** Do not destroy historic detail when installing replacement gutters. If synthetic materials are used, they should be painted to match the trim color.
- R12** Half-round replacement gutters that are of a simple design and do not alter the character of the trim, or in limited cases ogee profile gutters, are preferred. Synthetic materials painted to match the trim color are acceptable. When replacement of original box gutters is not possible, the original gutters should be roofed over and the replacement gutters attached.
- R13** Do not use unpainted galvanized steel gutters or downspouts, which rust and stain adjacent materials. These gutters should be painted after a period of weathering. Vinyl gutters and downspouts should be avoided due to their short life expectancy.
- R14** Leave historically-exposed rafter ends and eaves open and uncovered.
- R15** Make sure that any new roof-top additions do not compromise the structural integrity of the building.
- R16** Install any new roof-top mechanical or service equipment in such a way that historic fabric is not damaged.

- R17** Do not attach antennae, satellite transmitters, skylights, vents, air conditioning units, decks, terraces, dormers, or solar panels that can be seen from a building's primary elevation. Skylights should be flush (not the "bubble" type) with curbs painted to match the color of the roof material. Consolidate antennae wherever possible.
- R18** Do not introduce mechanical equipment or systems that may overload and compromise a historic building's existing structural system.
- R19** Paint all roof vent assemblies to match the color of the roofing material.
- R20** Do not install ridge vents on historic structures. They are non-historic approaches to attic ventilation. R20 does not apply in the Clifton Preservation District.
- R21** Replace historic roof details, such as decorative cresting and finials and metal ridge caps on slate roofs with in-kind materials or materials that are visually compatible.